

43 Bentwood Bay

*Welcome
to*



About This 1049 Square Foot Home in Windsor Park

Offers August 7 Welcome home to 43 Bentwood Bay. Located on a great sized corner lot, steps to transit, schools, shopping, & more in Windsor Park. This home has a lot to offer-starting w/great curb appeal! The maintenance-free exterior consists of stucco, brick, aluminum soffits/facia, PVC windows & newer shingles. Inside, this 1049 SF bungalow will accommodate your needs. The main floor features oak hardwood flooring & offers a spacious L-shaped living/dining room concept with big, natural light filling windows, leading to the generous sized eat-in kitchen w/plenty of cabinet/counter space. There's plenty of storage, a 4 pce bathroom, & 3 good sized bedrooms, the primary offering great views of the nice sized, fenced backyard. The fully finished basement (built in 2006) has a huge endless-like foot print! You'll enjoy a pantry/storage room, laundry/mechanical/storage room, a HUGE entertainers recreation room & 3 pce bathroom w/tiled shower! The sun filled backyard has it all: green space with trees, a patio, areas to garden, room for play, bon-fires, & more. It also features THE oversized double detached garage built in 2006! Add your personal touches to this already awesome home & make it yours!

Features About This Perfectly Updated Home:

- 3 bedrooms, 2 bathrooms
- Double detached garage
- Updates including shingles, HWT, furnace, electrical, and much more.
- Finished rec-room
- Amazing front and back yard



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**Shawn Sommers Personal
Real Estate Corporation**

All information is deemed to be valid but is not guaranteed. Buyer to do their own due diligence.

43 Bentwood Bay , Winnipeg r2j 2g2

Nghbrhd: **Windsor Park**
 Linc #: **006R021971000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1958/Older**
 New Const: **No**
 RMA: **6** BDA: **3**
 Legal:
 Add Lgl:

Liv Area: **97.46 M2/1,049 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **19.81 M/65 F**
 Lot Dpth: **30.48 M/100 F**
 Lot Area: **603.59 M2/6,497 SF**
 Baths: **F2/H0**

Area: **2G** MLS® #: **202616396**
 Schl Div: **Louis Riel (WPG 51)**
 Gross Tax: **\$4,946.44**
 Tax Yr: **25**
 Ed Tax: **\$2,290.22**
 Imprv: **\$435.27**
 Spc Lvy:
 Payout:
 Status: **Incomplete**
 List Price: **\$424,900**
 Sell Price:
 Sell Date:
 DOM:

Remarks & Directions

Remarks: ***Offers August 7* Welcome home to 43 Bentwood Bay. Located on a great sized corner lot, steps to transit, schools, shopping, & more in Windsor Park. This home has a lot to offer-starting w/great curb appeal! The maintenance-free exterior consists of stucco, brick, aluminum soffits/facia, PVC windows & newer shingles. Inside, this 1049 SF bungalow will accommodate your needs. The main floor features oak hardwood flooring & offers a spacious L-shaped living/dining room concept with big, natural light filling windows, leading to the generous sized eat-in kitchen w/plenty of cabinet/counter space. There's plenty of storage, a 4 pce bathroom, & 3 good sized bedrooms, the primary offering great views of the nice sized, fenced backyard. The fully finished basement (built in 2006) has a huge endless-like foot print! You'll enjoy a pantry/storage room, laundry/mechanical/storage room, a HUGE entertainers recreation room & 3 pce bathroom w/tiled shower! The sun filled backyard has it all: green space with trees, a patio, areas to garden, room for play, bon-fires, & more. It also features THE oversized double detached garage built in 2006! Add your personal touches to this already awesome home & make it yours!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:	R1
FP Type/Fuel:		# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:		Shpe:	Normal		
Exterior:	Brick, Stucco, Wood Siding	Survey:			
Roof:	Shingle	Fndtion:	Concrete		
Flooring:	Wall-to-wall carpet, Vinyl, Wood	Cnstrct:	Wood Frame		
Heating:	Forced Air	Water:	Municipal/Community		
Gas:	Budget \$75.00/M	Sewer:	Municipal/Community		
Parking:	Double Detached; Enclsd: 2; Ttl: 3	H Fuel:	Natural gas		
Remodel:	Electrical, Exterior, Furnace, Roof Coverings, Windows	Hydro:	Budget \$86.00/M		
Site Influ:	Corner, Fenced, Landscaped patio, Paved Street, Playground Nearby, Public Transportation, Shopping Nearby				
Features:	Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home, Sump Pump				
Gds Incl:					
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	M	L	Dimen	Room	M	L	Dimen	Room	M	L	Dimen
Living Room	M	12X17		Dining Room	M	9X9		Kitchen	M	11.5X11	
Primary Bedroom	M	12.25X11.75		Bedroom	M	9X10		Bedroom	M	9X9	
Four Piece Bath	M			Three Piece Bath	B			Recreation Room	B	26X18	
Laundry Room	B	10X15									

# Baths:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	# Ensuite:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>
	0	0	1	1	0	0		0	0	0	0	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.